

MINUTES OF THE REGULAR MEETING AND
JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING
OF
TUESDAY, APRIL 14, 1981

The meeting was called to order at 2:13 p.m.

Item 1: Roll Call

Present: Members Mitchell, Cleator, Golding, Williams, Schnaubelt,
Gotch, Murphy and Chairman Wilson
Not Present: Member Killea (excused)
Secretary: Paul Mutascio

Item 2: Approval of the minutes of the meeting of March 24, 1981.

Motion by Gotch to approve the minutes.
Second by Murphy.
Vote: 8-0 (Killea not present)

Item 3: Resolution approving the Fifth Amendment to the Negotiation Agreement with Hyatt San Diego Corporation extending it to May 15, 1981.

Max Schmidt and Dean Dunphy spoke on this matter, and responded to questions from the Agency. They explained that the extension was necessary, pending the outcome of the Convention Center vote on May 5, 1981.

Motion by Cleator to adopt the resolution.
Second by Murphy.
Vote: 8-0 (Killea not present)

ADOPTED AS RESOLUTION NO. 654

Item 4: Resolution pertaining to off-site improvements at Lions Manor:

- 1) authorizing the Centre City Development Corporation, on behalf of the Agency, to advertise and receive bids for the construction of off-site improvements adjacent to property within the Marina Redevelopment Project;
- 2) authorizing the Executive Director of the Agency (or his designee) to award the contract to the lowest qualified bidder for the construction of off-site improvements, provided the bids are within the established budget; and
- 3) authorizing CCDC, on behalf of the Agency, to administer said contract.

Item 4: (continued)

Motion by Cleator to adopt the resolution.

Second by Murphy.

Vote: 7-1 (Schnaubelt voting nay)

ADOPTED AS RESOLUTION NO. 655

Item 5: Resolution pertaining to the Marina/Columbia Residential Area:

- 1) authorizing the Centre City Development Corporation, on behalf of the Agency, to advertise and receive bids for the construction of off-site improvements within the public right-of-way of Parcels A, B and Pantoja Park in the Marina/Columbia residential area, as shown on map;
- 2) authorizing the Executive Director of the Agency (or his designee) to award the contract to the lowest qualified bidder for the construction of off-site improvements, provided the bids are within the established budget; and
- 3) authorizing CCDC, on behalf of the Agency, to administer said contract.

Motion by Cleator to adopt the resolution.

Second by Murphy.

Vote: 7-1 (Schnaubelt voting nay)

ADOPTED AS RESOLUTION NO. 656

JOINT CITY COUNCIL/REDEVELOPMENT AGENCY MEETING

- Item 6: Resolution authorizing the assignment and conveyance to the City of San Diego to repurchase Lot 3 of the Market Street Industrial Park Redevelopment Project pursuant to the terms of the Instrument Effecting and Imposing a Lien on Real Property governing said property.

Chairman Wilson left the meeting, and Vice Chairman Mitchell assumed the chair.

Steve West made a presentation on this subject, and responded to questions from the Agency.

John Butler, attorney for Mr. McDonald, purchaser of Lot 3, requested the granting of a reasonable continuance (perhaps 6 to 8 months), which should allow Mr. McDonald ample time to complete construction of his building.

Item 6: (continued)

Renaldo Pisaño, representing the Southeast Development Committee, which is the planning group for the subject area, reported that on April 13, 1981, his group voted to support the plan to repurchase Lot 3. They also recommended that Lot 3 be redesignated from 20 employees per acre to 30 employees per acre, which is presently the City of San Diego's standard of employment in industrial parks. Further, his committee recommended that a portion of Lot 3 be retained as a possible future site for a mini-station for the proposed easterly extension of the LRT.

Mr. Williams commented that the original goals of hiring residents from the local area had not been met. Consequently, he favored reacquisition of Lot 3 and moving along to help meet the goals originally intended, and upgrading it from 20 to 30 employees per acre, from the local area.

Motion by Williams to adopt the resolution.
The motion was not seconded.

Following a lengthy discussion, Mr. Cleator moved that the item be returned to the Executive Director in order to renegotiate with Mr. Butler and his client an appropriate agreement providing for an extension of time. Various Agency members expressed support for the motion, based upon inclusion in the agreement of such additional amendments as improved conditions in terms of City reacquisition, and numbers of employees per acre, with respect to the local character of those employees, inasmuch as public money has been spent to purposely increase the employment base in the area.

Motion by Cleator to return the matter to the Executive Director.
Second by Murphy.
Vote: 7-0 (Wilson and Killea not present)

The meeting was adjourned at 3:21 p.m.

Deputy

P. Rene Mutescu
Secretary of the Redevelopment Agency
of the City of San Diego